

*Village
of
West Jefferson
Comprehensive Plan*



**Prepared by the Development Committee of Council
Scott Hockenbery, Chairman**

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Village of West Jefferson Comprehensive Plan

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INTRODUCTION

The Comprehensive Plan is an official document adopted by the Municipality of West Jefferson, as a policy guide regarding decisions about the physical development of West Jefferson. It is an expression of the development pattern the municipality wants to achieve.

The Comprehensive Plan is a basis for making decisions on zoning requests, subdivision proposals, annexation requests, etc. It is a guide for determining the timing and location of public improvements.

The Comprehensive Plan is a vehicle for coordinating development actions among public agencies and the various municipal departments, boards, and commissions. It is a means of providing advice and guidance to developers and land owners regarding appropriate locations for specific types of land uses.

Our Purpose is to achieve a high quality residential and business environment within the Municipality of West Jefferson.

What is planning?

There is a saying often heard in the planning profession that states if you fail to plan, in reality what you are doing is planning to fail. Planning is an activity that has been going on since the beginning of civilization. Planning is preparation for a future event, activity, or endeavor. The most effective plans are those which are accurate enough to prepare for anticipated events, and flexible enough to provide guidance for events which are not anticipated.

The concept of comprehensive planning is very much related to the economic prosperity of communities. A comprehensive plan can be used as a tool to plan for the future growth or decline of a local community. Most importantly, it can be used as a tool to address the constant change and evolution of a community.

How is the Village authorized to plan?

The Ohio Revised Code Section 713 enables city and village councils to create municipal planning commissions by resolution. Chartered municipalities establish a planning commission through the authority granted them in Ohio's Constitution, Article XVIII, Section 7. Depending upon the structure of the municipality, official membership in the planning commission can vary.

The Village of West Jefferson recognizes that the Comprehensive Plan provides the legal basis for developing and implementing its land use regulations. It also recognizes that a plan is needed to serve as a long range guide for both public and private decisions that will influence the community in the future. Plans based on the needs and values of the community offer solid direction and focus for village decisions affecting long-term growth and development.

Why plan for West Jefferson?

As we enter the 21st Century there is a strong need to evaluate the physical development of the Village. The Development Committee, in 1998, was assigned the tasks of developing a Plan. However, significant changes have occurred since the creation of the original plan. The intent of this Plan is to promote and protect the lifestyle that is our tradition and chosen way of life. We will provide guidelines for preservation of the Village natural assets in a manner compatible with orderly economic growth and to provide land use thoughts to guide future development.

The Planning Process

The Village's response to these changes has been to undertake an organized process which involves community analysis, citizen participation, and revision of the Comprehensive Plan. The revised Comprehensive Plan will provide for the planned growth and development of the Village, assist the community in its effort to maintain and enhance a pleasant living environment, and provide a vision of the future.

How is the Comprehensive Plan different from Zoning?

The Comprehensive Plan is not a Zoning Ordinance. It is the long range policy guide for the physical arrangement and appearance of the Village. The Zoning Ordinance more specifically regulates the manner in which individual properties are used. The Zoning Ordinance is only one of a number of tools used to implement the Comprehensive Plan. Formulating a plan is the first step in providing a sound and legal basis for revising the Zoning Ordinance and other regulatory Ordinances, investing in public capital improvements, and guiding private land use decisions.

Who is responsible for Planning and Zoning?

- Village Council - Council is the chief governing body of the Village. All legislative power, under charter, together with all powers conferred upon municipalities by the Constitution of Ohio, is vested in the Council. They work with the Planning and Zoning Commission, the Mayor, and Village departments. Specifically, the Council Development Committee, made up of three (3) members, who are actively involved in the planning and zoning process.
- Planning and Zoning Commission - The Commission consists of five (5) electors of the Municipality not holding other offices. Three (3) are appointed by Council, and two (2) are appointed by the Mayor. They have the power and duty to advise Council concerning the preparation of plans and maps for the future physical development and harmonious improvement of the Municipality. Their organization, powers, and duties are detailed in the Zoning Ordinance.

BACKGROUND STUDIES

The background for the Comprehensive Plan is to provide the Village a common picture of its various characteristics. This will also provide the Planning and Zoning Committee, Village Council, and interested citizens a tool for planning future growth and development. Population and housing trends, land use patterns, and natural resource conditions are key ingredients in the determination of future land use needs.

Regional Setting

The Village of West Jefferson is located at the hub of activities for the State of Ohio. We are located along the National Road, US 40, in Madison County, Ohio. It is a mere 10 miles from Columbus, the Capitol of Ohio. There are two major connections to Interstate 70, one within a half of a mile off State Route 29, and the other being off State Route 142. Our prime location makes us very competitive in the transportation and logistics industry.

West Jefferson provides a small town atmosphere with the conveniences of a larger city. As of the 2000 census, the village had a total population of 4,331 with more than 1,600 households. The village has a fairly close relationship with Jefferson Township, which includes various out of corporation limit neighborhoods. West Jefferson has that "small town" feel. Residents enjoy the proximity to Columbus, coupled with the charm of small town living.

Historic Character

The land now contained within the corporation limit of the Village of West Jefferson has had a colorful and interesting past. The land within our Village has been under the control of four great nations claiming by conquest, namely France, England, the Indian Nations, and the United States. It has played an important role in the settlement and development of Madison County.

The Virginia Military District in Ohio, which included all the lands between the Scioto and Little Miami Rivers, northwest of the Ohio River, was ceded to the United States by Virginia in 1784. It formed the basis of our land titles. The Village of West Jefferson is part of a 1000 acre Survey, Number 2836.

In 1830, Reverend Isaac Jones filed a dedication plat of the Town of Jefferson in the Recorder's Office of Madison County, dated September 13, 1830. (Plat Book 1 page 5 - Original Record Deed Book 7 page 123). During the years 1830-34 the National Road was constructed through what was to become a new, prosperous, exciting, and lively town. It was the most important trading and business community in the entire county.

Demographics

- As of the census of 2000, there were 4,331 people, 1,631 households, and 1,180 families residing in the village. The population density was 503.7/km² (1,306.0/mi²). There were 1,704 housing units at an average density of 198.2/km² (513.8/mi²). The racial makeup of the village was 99.01% White, 0.02% African American, 0.16% Native American, 0.14% Asian, 0.02% Pacific Islander, 0.09% from other races, and 0.55% from two or more races. Hispanic or Latino of any race was 0.58% of the population.
- There were 1,631 households out of which 36.7% had children under the age of 18 living with them, 56.5% were married couples living together, 11.1% had a female householder with no husband present, and 27.6% were non-families. 22.6% of all households were made up of individuals and 9.6% had someone living alone who was 65 years of age or older. The average household size was 2.60 and the average family size was 3.07.
- In the village the population was spread out with 27.4% under the age of 18, 7.9% from 18 to 24, 29.5% from 25 to 44, 21.9% from 45 to 64, and 13.4% who were 65 years of age or older. The median age was 35 years. For every 100 females there were 95.4 males. For every 100 females age 18 and over, there were 90.7 males.
- The median income for a household in the village was \$41,949, and the median income for a family was \$50,046. Males had a median income of \$36,073 versus \$26,734 for females. The per capita income for the village was \$20,425. About 6.1% of families and 5.9% of the population were below the poverty line, including 7.6% of those under age 18 and 6.5% of those ages 65 or over.

Source: U.S. Census Bureau, 2000 Census

Age

Table 1, Age

	Number	Percent
Total population	4,331	100.0
SEX AND AGE		
Male	2,114	48.8
Female	2,217	51.2

Background Studies

Under 5 years	295	6.8
5 to 9 years	341	7.9
10 to 14 years	358	8.3
15 to 19 years	291	6.7
20 to 24 years	242	5.6
25 to 34 years	607	14.0
35 to 44 years	669	15.4
45 to 54 years	545	12.6
55 to 59 years	233	5.4
60 to 64 years	170	3.9
65 to 74 years	278	6.4
75 to 84 years	224	5.2
85 years and over	78	1.8
Median age (years)	35.4	(X)
18 years and over	3,146	72.6
Male	1,496	34.5
Female	1,650	38.1
21 years and over	3,006	69.4
62 years and over	681	15.7
65 years and over	580	13.4
Male	222	5.1
Female	358	8.3

Source: U.S. Census Bureau, 2000 Census

Race

Table 2, Race

One race	4,307	99.4
White	4,288	99.0
Black or African American	1	0.0
American Indian and Alaska Native	7	0.2
Asian	6	0.1
Asian Indian	0	0.0
Chinese	0	0.0
Filipino	1	0.0
Japanese	1	0.0
Korean	1	0.0
Vietnamese	2	0.0
Other Asian	1	0.0
Native Hawaiian and Other Pacific Islander	1	0.0
Native Hawaiian	1	0.0
Guamanian or Chamorro	0	0.0
Samoan	0	0.0
Other Pacific Islander	0	0.0
Some other race	4	0.1
Two or more races	24	0.6
<i>Race alone or in combination with one or more other races</i>		
White	4,312	99.6
Black or African American	2	0.0

Background Studies

American Indian and Alaska Native	17	0.4
Asian	12	0.3
Native Hawaiian and Other Pacific Islander	1	0.0
Some other race	11	0.3
HISPANIC OR LATINO AND RACE		
Total population	4,331	100.0
Hispanic or Latino (of any race)	25	0.6
Mexican	4	0.1
Puerto Rican	1	0.0
Cuban	6	0.1
Other Hispanic or Latino	14	0.3
Not Hispanic or Latino	4,306	99.4
White alone	4,273	98.7

Source: U.S. Census Bureau, 2000 Census

Table 3, Nativity and Place of Birth

Total population	4,248	100.0
Native	4,229	99.6
Born in United States	4,205	99.0
State of residence	3,389	79.8
Different state	816	19.2
Born outside United States	24	0.6
Foreign born	19	0.4
Entered 1990 to March 2000	13	0.3
Naturalized citizen	6	0.1
Not a citizen	13	0.3

Source: U.S. Census Bureau, 2000 Census

Table 4, Region of Birth of Foreign Born

Total (excluding born at sea)	19	100.0
Europe	19	100.0
Asia	0	0.0
Africa	0	0.0
Oceania	0	0.0
Latin America	0	0.0
Northern America	0	0.0

Source: U.S. Census Bureau, 2000 Census

Table 5, Language Spoken at Home

Population 5 years and over	3,943	100.0
English only	3,814	96.7
Language other than English	129	3.3
Speak English less than 'very well	45	1.1
Spanish	50	1.3
Speak English less than "very well"	26	0.7
Other Indo-European languages	79	2.0
Speak English less than "very well"	19	0.5
Asian and Pacific Island languages	0	0.0
Speak English less than "very well"	0	0.0

Source: U.S. Census Bureau, 2000 Census

Social Characteristics

Table 6, School Enrollment

Population 3 years and over enrolled in school	1,092	100.0
Nursery school, preschool	76	7.0
Kindergarten	58	5.3
Elementary school (grades 1-8)	581	53.2
High school (grades 9-12)	222	20.3
College or graduate school	155	14.2

Source: U.S. Census Bureau, 2000 Census

Table 7, Educational Attainment

Population 25 years and over	2,742	100.0
Less than 9th grade	121	4.4
9th to 12th grade, no diploma	532	19.4
High school graduate (includes equivalency)	1,255	45.8
Some college, no degree	484	17.7
Associate degree	112	4.1
Bachelor's degree	160	5.8
Graduate or professional degree	78	2.8
Percent high school graduate or higher	76.2	(X)
Percent bachelor's degree or higher	8.7	(X)

Source: U.S. Census Bureau, 2000 Census

Table 8, Marital Status

Population 15 years and over	3,258	100.0
Never married	633	19.4
Now married, except separated	1,854	56.9
Separated	57	1.7
Widowed	336	10.3
Female	282	8.7
Divorced	378	11.6
Female	206	6.3

Source: U.S. Census Bureau, 2000 Census

Economic Characteristics

Table 9, Employment Status

EMPLOYMENT STATUS		
Population 16 years and over	3,192	100.0
In labor force	2,094	65.6
Civilian labor force	2,094	65.6
Employed	2,012	63.0
Unemployed	82	2.6
Percent of civilian labor force	3.9	(X)
Armed Forces	0	0.0
Not in labor force	1,098	34.4
Females 16 years and over	1,650	100.0
In labor force	1,002	60.7

Background Studies

Civilian labor force	1,002	60.7
Employed	983	59.6
Own children under 6 years	356	100.0
All parents in family in labor force	244	68.5

Source: U.S. Census Bureau, 2000 Census

Table 10, Commuting Times

Workers 16 years and over	1,980	100.0
Car, truck, or van -- drove alone	1,656	83.6
Car, truck, or van -- carpooled	249	12.6
Public transportation (including taxicab)	9	0.5
Walked	19	1.0
Other means	15	0.8
Worked at home	32	1.6
Mean travel time to work (minutes)	24.3	(X)

Source: U.S. Census Bureau, 2000 Census

Table 11, Occupation

Employed civilian population 16 years and over	2,012	100.0
Management, professional, and related occupations	377	18.7
Service occupations	291	14.5
Sales and office occupations	581	28.9
Farming, fishing, and forestry occupations	5	0.2
Construction, extraction, and maintenance occupations	257	12.8
Production, transportation, and material moving occupations	501	24.9

Source: U.S. Census Bureau, 2000 Census

Table 12, Employment by Industry

Agriculture, forestry, fishing and hunting, and mining	5	0.2
Construction	181	9.0
Manufacturing	377	18.7
Wholesale trade	74	3.7
Retail trade	227	11.3
Transportation and warehousing, and utilities	174	8.6
Information	28	1.4
Finance, insurance, real estate, and rental and leasing	88	4.4
Professional, scientific, management, administrative, and waste management services	136	6.8
Educational, health and social services	296	14.7
Arts, entertainment, recreation, accommodation and food services	117	5.8
Other services (except public administration)	141	7.0
Public administration	168	8.3

Source: U.S. Census Bureau, 2000 Census

Table 13, Class of Worker

Private wage and salary workers	1,559	77.5
Government workers	348	17.3
Self-employed workers in own not incorporated business	93	4.6
Unpaid family workers	12	0.6

Source: U.S. Census Bureau, 2000 Census

Table 14, Income

Households	1,617	100.0
Less than \$10,000	95	5.9
\$10,000 to \$14,999	106	6.6
\$15,000 to \$24,999	168	10.4
\$25,000 to \$34,999	281	17.4
\$35,000 to \$49,999	291	18.0
\$50,000 to \$74,999	380	23.5
\$75,000 to \$99,999	206	12.7
\$100,000 to \$149,999	59	3.6
\$150,000 to \$199,999	4	0.2
\$200,000 or more	27	1.7
Median household income (dollars)	41,949	(X)
With earnings	1,244	76.9
Mean earnings (dollars)	53,234	(X)
With Social Security income	459	28.4
Mean Social Security income (dollars)	10,994	(X)
With Supplemental Security Income	66	4.1
Mean Supplemental Security Income (dollars)	8,220	(X)
With public assistance income	24	1.5
Mean public assistance income (dollars)	2,479	(X)
With retirement income	380	23.5
Mean retirement income (dollars)	21,854	(X)
Families	1,150	100.0

Background Studies

Less than \$10,000	41	3.6
\$10,000 to \$14,999	51	4.4
\$15,000 to \$24,999	91	7.9
\$25,000 to \$34,999	171	14.9
\$35,000 to \$49,999	220	19.1
\$50,000 to \$74,999	340	29.6
\$75,000 to \$99,999	174	15.1
\$100,000 to \$149,999	43	3.7
\$150,000 to \$199,999	4	0.3
\$200,000 or more	15	1.3
Median family income (dollars)	50,046	(X)
Per capita income (dollars)	20,425	(X)
<i>Median earnings (dollars):</i>		
Male full-time, year-round workers	36,073	(X)
Female full-time, year-round workers	26,734	(X)

Source: U.S. Census Bureau, 2000 Census

Table 15, Poverty Status (below poverty level)

Families	70	(X)
Percent below poverty level	(X)	6.1
With related children under 18 years	53	(X)
Percent below poverty level	(X)	8.6
With related children under 5 years	21	(X)
Percent below poverty level	(X)	10.1
Families with female householder, no husband present	30	(X)
Percent below poverty level	(X)	18.3

Background Studies

With related children under 18 years	19	(X)
Percent below poverty level	(X)	18.6
With related children under 5 years	9	(X)
Percent below poverty level	(X)	33.3
Individuals	243	(X)
Percent below poverty level	(X)	5.9
18 years and over	156	(X)
Percent below poverty level	(X)	5.2
65 years and over	35	(X)
Percent below poverty level	(X)	6.5
Related children under 18 years	87	(X)
Percent below poverty level	(X)	7.6
Related children 5 to 17 years	51	(X)
Percent below poverty level	(X)	6.0
Unrelated individuals 15 years and over	42	(X)
Percent below poverty level	(X)	6.8

Source: U.S. Census Bureau, 2000 Census

Housing Characteristics

Table 16, Housing Characteristics

Total housing units	1,672	100.0
UNITS IN STRUCTURE		
1-unit, detached	1,313	78.5
1-unit, attached	32	1.9
2 units	123	7.4
3 or 4 units	68	4.1
5 to 9 units	46	2.8
10 to 19 units	19	1.1
20 or more units	20	1.2
Mobile home	51	3.1
Boat, RV, van, etc.	0	0.0

Source: U.S. Census Bureau, 2000 Census

Table 17, Year Structures Built

YEAR STRUCTURE BUILT		
1999 to March 2000	0	0.0
1995 to 1998	19	1.1
1990 to 1994	45	2.7
1980 to 1989	148	8.9
1970 to 1979	349	20.9
1960 to 1969	340	20.3
1940 to 1959	497	29.7
1939 or earlier	274	16.4

Source: U.S. Census Bureau, 2000 Census

Table 18, Rooms in Structure

1 room	4	0.2
2 rooms	18	1.1
3 rooms	84	5.0
4 rooms	225	13.5
5 rooms	544	32.5
6 rooms	325	19.4
7 rooms	282	16.9
8 rooms	105	6.3
9 or more rooms	85	5.1
Median (rooms)	5.4	(X)

Source: U.S. Census Bureau, 2000 Census

Table 19, Occupants per Room

Occupied housing units	1,601	100.0
1.00 or less	1,582	98.8
1.01 to 1.50	19	1.2
1.51 or more	0	0.0

Source: U.S. Census Bureau, 2000 Census

Table 20, Occupied Housing Units

Occupied Housing Units	1,601	100.0
YEAR HOUSEHOLDER MOVED INTO UNIT		
1999 to March 2000	235	14.7
1995 to 1998	343	21.4
1990 to 1994	209	13.1
1980 to 1989	307	19.2
1970 to 1979	219	13.7
1969 or earlier	288	18.0

Source: U.S. Census Bureau, 2000 Census

Table 21, Specified Owner-Occupied Housing Units

Specified owner-occupied units	1,112	100.0
VALUE		
Less than \$50,000	25	2.2
\$50,000 to \$99,999	818	73.6
\$100,000 to \$149,999	237	21.3
\$150,000 to \$199,999	17	1.5
\$200,000 to \$299,999	15	1.3
\$300,000 to \$499,999	0	0.0
\$500,000 to \$999,999	0	0.0
\$1,000,000 or more	0	0.0
Median (dollars)	90,500	(X)

Source: U.S. Census Bureau, 2000 Census

Table 22, Mortgage Status

With a mortgage	788	70.9
Less than \$300	0	0.0
\$300 to \$499	55	4.9
\$500 to \$699	170	15.3
\$700 to \$999	312	28.1
\$1,000 to \$1,499	224	20.1
\$1,500 to \$1,999	0	0.0
\$2,000 or more	27	2.4
Median (dollars)	853	(X)
Not mortgaged	324	29.1
Median (dollars)	288	(X)

Source: U.S. Census Bureau, 2000 Census

Table 23, Owner Costs as a Percentage of Household Income

Less than 15 percent	429	38.6
15 to 19 percent	217	19.5
20 to 24 percent	164	14.7
25 to 29 percent	76	6.8
30 to 34 percent	90	8.1
35 percent or more	136	12.2
Not computed	0	0.0

Source: U.S. Census Bureau, 2000 Census

Table 24, Specified Renter-Occupied Housing Units

Less than \$200	12	2.8
\$200 to \$299	27	6.2
\$300 to \$499	122	28.2
\$500 to \$749	198	45.7
\$750 to \$999	42	9.7
\$1,000 to \$1,499	6	1.4
\$1,500 or more	6	1.4
No cash rent	20	4.6
Median (dollars)	564	(X)

Source: U.S. Census Bureau, 2000 Census

Table 24, Gross Rent as a Percentage of Household Income

Less than 15 percent	104	24.0
15 to 19 percent	59	13.6
20 to 24 percent	103	23.8
25 to 29 percent	45	10.4
30 to 34 percent	25	5.8
35 percent or more	77	17.8
Not computed	20	4.6

Source: U.S. Census Bureau, 2000 Census

LAND USE PLAN

West Jefferson faces significant development pressure resulting from the expansion of the City of Columbus, the City of London, the Village of Plain City, as well as Jefferson and Deercreek Townships. There is also added pressure from Madison County.

The land use plan recommended for future development in the current incorporated area and the land pending annexation contiguous to the Municipality of West Jefferson is based on existing conditions and current development trends. The objective of the plan is to insure planned growth within the Municipality of West Jefferson.

West Jefferson desires to oversee development of our commercial, business, and residential areas so that services are efficiently provided.

Future Housing Development

Plans should primarily promote the building of single family homes in the R-2 zoning category or higher. Preference will be given to plans that include PRD's (Planned Residential Development) and TND's (Traditional Neighborhood Development), with "Green Space" being a priority, and with responsible "Land Density".

The Municipality at this time does not desire additional subdivisions of single family starter homes in the R-3 zoning category. This type of housing will produce a negative impact on our public services and schools. Jefferson Local School system is not in a position to handle a new subdivision of starter homes at this time.

Commercial Business and Professional Services

Commercial Business and Professional Services within the Municipality of West Jefferson will be encouraged and preserved if possible. The development of new industry will be promoted in the Rt. 29, 1-70, and US Rt.40 corridor in order to bring about diversified economic growth

Any plans that include the undeveloped land between US RT. 40 and St. RT. 142 recently annexed into the Village, must consider the need for a connector road between St. Rt. 142 and US RT.40. It will be up to the Planning and Zoning Committee to address this concern.

We will request the County and adjoining townships keep us informed of any requests for land use changes within the Municipality of West Jefferson's "Urban Service Area" as described in the current Madison County Comprehensive plan.

Annexation of Land

We will consider additional annexation of land contiguous to our municipality, if such requests are supported by a development plan and provisions are in place to provide for the expansion and improvements to our infrastructure to handle the development request.

Infrastructure and Utilities

At the present time adequate utility services exist and planned steady growth may occur, within the limits of our present water, wastewater, and storm sewer systems. However, when the projected demand for utility services exceeds the existing infrastructure, we must make sure the developer or owner of the property pays the major cost of the required improvements, not our current residential users. We must make long range plans and look for ways to improve the existing utilities. If infrastructure is well planned, improvements will be in place before there is an overload on either the water or sewer systems. We must not allow either system to reach the overload stage. We must continue our current inspection program to locate defects and make the repairs necessary to eliminate the infiltration of storm water into our sanitary sewer system.

Open Space / Recreation Facilities

Business and individuals are becoming more concerned with quality of life when considering relocation or staying within our community. Open space and recreation areas are a quality of life issue. The Municipality of West Jefferson will promote open space and provide recreation facilities meet the needs and interests of our residents. Needs and impacts will be reviewed, and will include the following:

- Type of facility at a specific location
- Impacts of traffic patterns including increased volumes and parking
- Impacts on the physical environment
- Impacts on surrounding land uses

LAND USE CATEGORIES

Existing Residential Areas

These areas reflect development of residential uses that were developed prior to the adoption of the Comprehensive Plan. New residential building should conform to the Plan, while expansion of those residential areas not in conformance to the Plan should be carefully evaluated.

Existing Business Districts

- * B-1 Central Business
- * B-2 Highway Business
- * B-3 Community Shopping Center

These areas are described in detail in the current Zoning Ordinance. They are to be promoted and preserved if possible. The Municipality of West Jefferson will discourage spot zoning, or lot by lot conversion of sites to commercial uses along thoroughfares. This type of development tends to create traffic flow problems and neighborhood conflicts. It is recommended that strip development be avoided, unless the Planning and Zoning Committee addresses these concerns.

Existing Industrial Areas

- * M-1 Restricted industrial
- * M-2 Industrial
- * PCD – Planned Commerce Districts

These areas should be situated along arterial roads that connect to interstate highways. Currently most M- I and M-2 areas are in the downtown. Industrial areas should be buffered from other areas. All industrial sites should be evaluated to determine the impact on existing or proposed land uses, as well as our ability to provide water and sewer services.

Planned Commerce Districts

This category consists of light manufacturing, warehousing, offices, restaurants, etc. (see current zoning book for full list of allowed uses) These areas should be situated along arterial roads, especially those connecting to Interstate 70 and US RT. 40. Water, sewer, and other utilities must be available at levels that can adequately serve such areas. Development plans must be reviewed to insure that the proposed development does not overload our water or sewer systems.

COMMUNITY GOALS & OBJECTIVES

The adoption of community goals and objectives is a vital step in the planning process. The desires and needs of the people must be properly interpreted so that workable solutions can be achieved. It requires careful analysis of the various aspects that characterize the Village of West Jefferson and the specific problems to be addressed.

GOAL: It shall be the goal of the Municipality of West Jefferson to encourage and practice intergovernmental and interdepartmental planning. This planning should be proactive rather than reactive especially in the areas of economic development and land use.

Objectives:

To manage growth of the Municipality of West Jefferson by a commitment to our planning principles, policies, and goals. To promote cooperative planning efforts on an intergovernmental and interdepartmental basis. We will encourage all affected bodies to utilize the Comprehensive Plan as an overall guide when making development decisions. The Municipality will use the plan when reviewing zoning or subdivision requests, and when reviewing or commenting on other development requests. We will encourage the reciprocal review of land development proposals that affect more than one jurisdiction

GOAL: To encourage the preservation of the Village's historic character, as well as promoting new development compatible with the existing character.

Objectives:

To preserve the natural architectural character of individual historical architecture resources throughout the Village. Recognize the need to seek alternate uses for structures that are no longer suitable for their original purpose. Where possible, name new streets and developments with names associated with the Village's historic past. Encourage the development of an architectural theme and design continuity in new developments and structures which compliments historical structures.

GOAL: To incorporate citizen participation and to encourage their participation beyond the development of the plan to include updating and revision efforts.

Objectives:

The Comprehensive Plan is based upon the values and concerns of residents and landowners in the Village of West Jefferson. Public participation is a significant component of the process. It is apparent the distinctive appeal of West Jefferson is valued, and it is desired that it be maintained. We must carefully consider all comments submitted by citizen

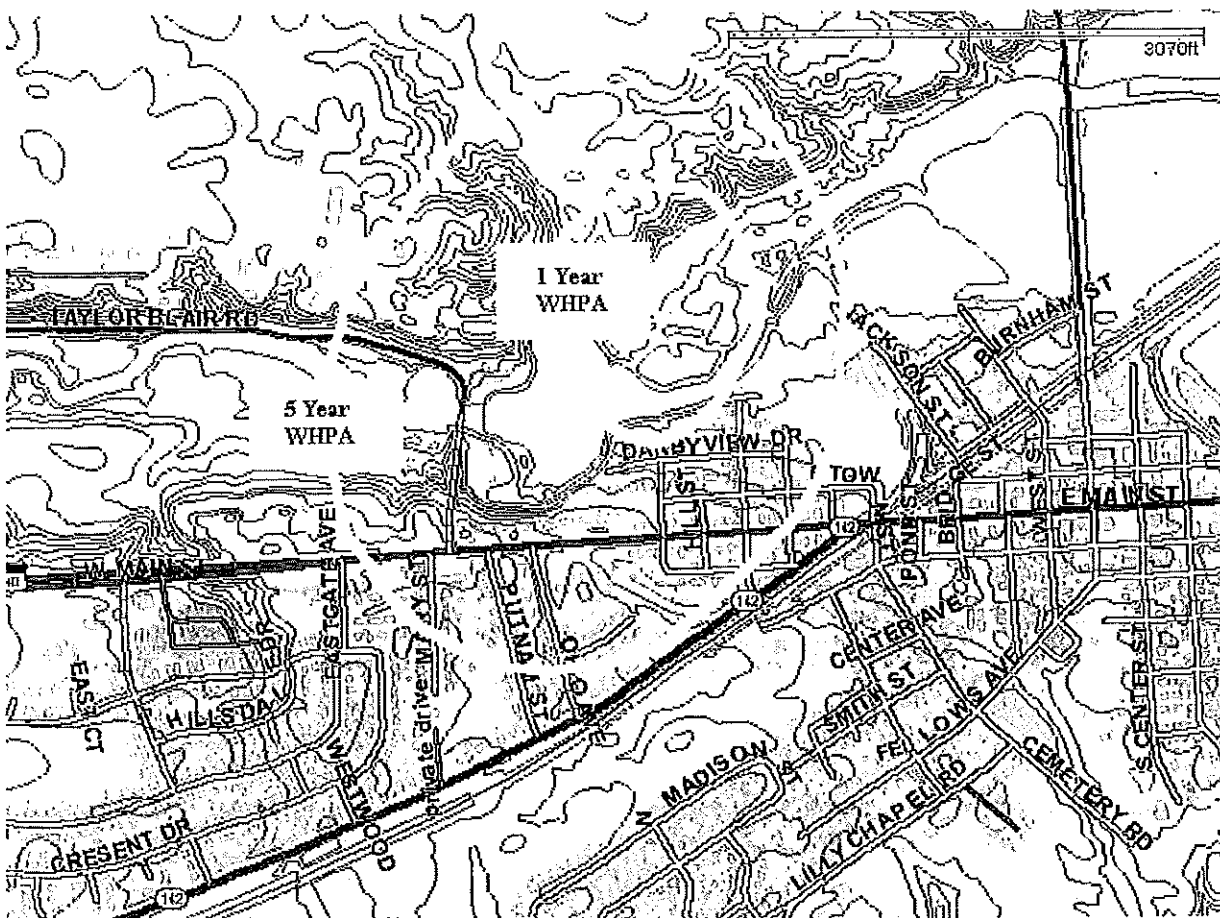
WELLHEAD PROTECTION PROGRAM

As a progressive step forward in the management of groundwater resources and the commitment to the quality of their drinking water, West Jefferson has voluntarily developed a wellhead protection program.

Wellhead protection is a groundwater management program that considers the relationship between land use activities and the quality of drinking water from Village wells. The Village closely monitors the quality of drinking water, and has a contingency plan for addressing short and long term threats to our water source.

The Comprehensive Plan when combined with zoning, prioritization of water and sewer distribution, stormwater discharge, community education of groundwater protection and groundwater management are all part of successful program.

Village of West Jefferson Wellhead Protection Area



What is a (WHPA) Wellhead Protection Area?

A zone around public water wells or well fields with a focus on preventing, detecting, and remediating ground water contamination. The protection area is divided into a one (1) year WHPA and a five (5) year WHPA based on the amount of time required for a potential contaminant to reach the source of our water supply.

Potential Threats to Our Source Drinking Water

Several potential threats to our source of drinking water exist. These include:

- Agricultural land use involving application of fertilizers, herbicides, and pesticides
- Septic tanks and leach fields.
- Businesses or industries using chemicals or petroleum products

What can you do to help protect our drinking water?

There are several things people can do to help protect our source of drinking water:

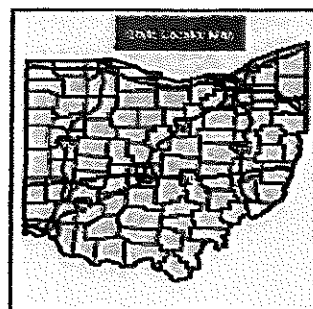
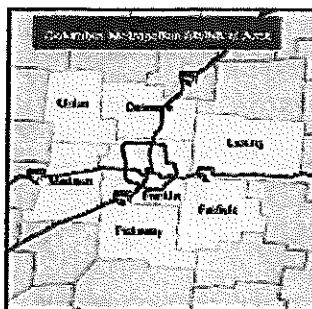
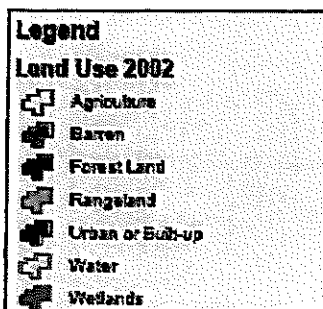
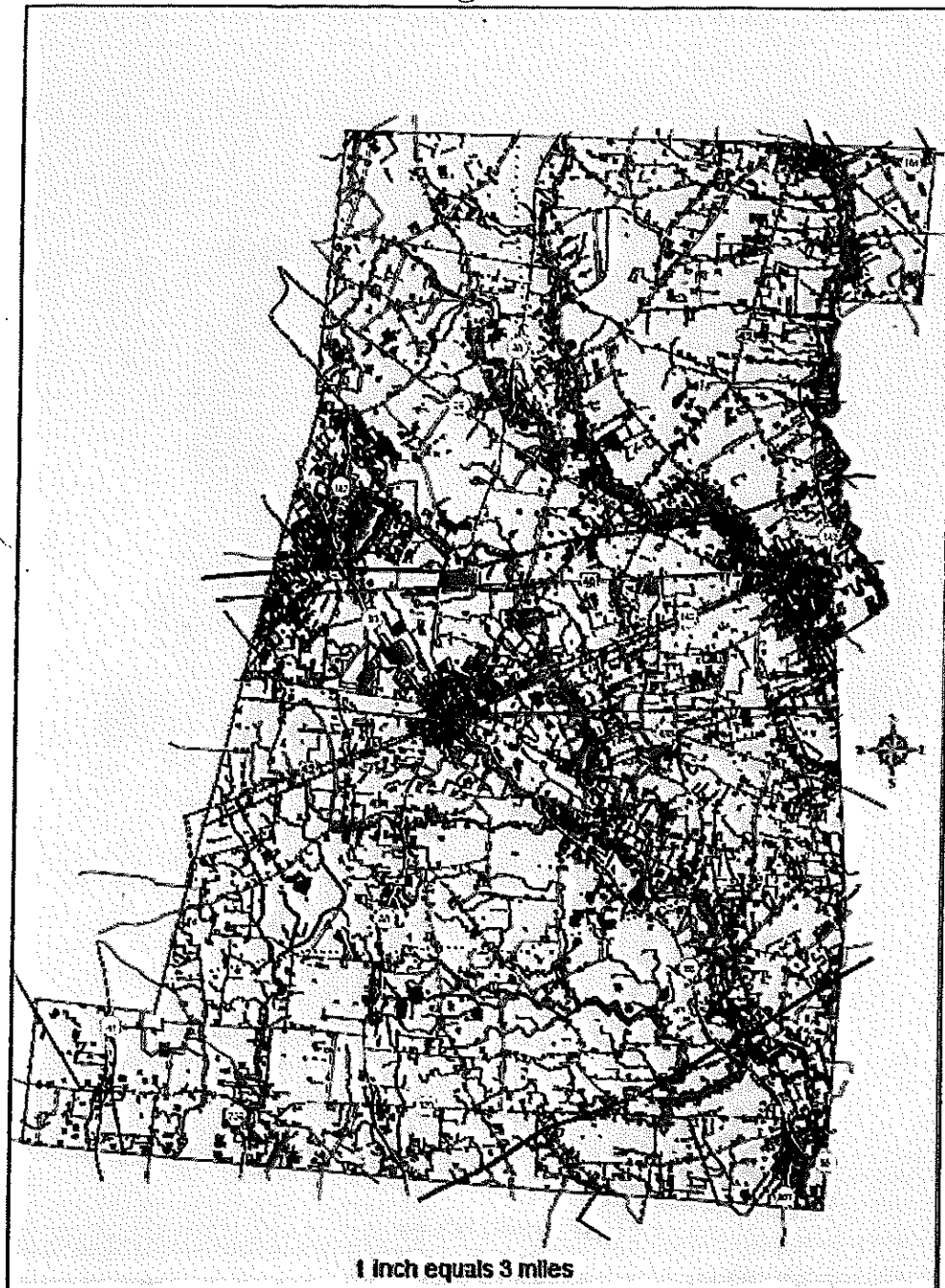
- Use household chemicals and fertilizers, herbicides, and pesticides only as directed.
- Recycle used automotive fluids at service station. Don't pour into ground or storm drain.
- If you have a septic system, have the septic tank inspected annually.
- If you have a fuel oil tank, make sure it is maintained in good condition and doesn't leak

Appendix

- Village Zoning Map
- Other References

Madison County Comprehensive Plan, 2005

Existing Land Use



Jefferson Township Comprehensive Plan, 2005



Legend

A1	PRD
C2	P/JBL C
CONSERVATION	R1
M1	R2
M2	ROW
MUN	
NS2	
PD	

